PROVINCE OF BRITISH COLUMBIA
MINISTRY OF LANDS, PARKS AND HOUSING
HONOURABLE JACK J. KEMPF

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The financial statements contained in this annual report have been prepared by management in accordance with the accounting policies adopted by the Province of British Columbia. Management is responsible for the accuracy, integrity and objectivity of the information contained in these statements. Management maintains an extensive system of internal accounting controls to ensure that transactions are completely and accurately recorded on a timely basis, are properly approved and result in reliable financial statements.

These statements are incorporated in the combined financial statements of the Province, which are examined by the Auditor General. The Auditor General expresses an opinion as to whether the combined financial statements present fairly the financial position, operating results and changes in financial position of the Government of the Province of British Columbia in conformity with the stated accounting policies. This opinion is contained in the Auditor's Report which is included in the Public Accounts presented to the Legislative Assembly. However, at this time, the audit examination leading to this opinion is not yet complete.

To the Honourable Robert G. Rogers
Lieutenant Governor
of the Province of British Columbia

May it please Your Honour:

I have the honour to present the Annual Report of the Ministry of Lands, Parks and Housing for the year ended March 31, 1986.

JACK J. KEMPF
Minister of Lands, Parks
and Housing

To the Honourable Jack J. Kempf
Minister of Lands, Parks and Housing

Sir:

On behalf of the Executive Committee of the Ministry of Lands, Parks and Housing, I have the honour to submit the Ministry Annual Report for the year ended March 31, 1986.

We have made excellent progress in the last fiscal year and I thank you for your contribution to that success.

ROBERT D. FLITTON
Deputy Minister

MANDATE

To manage and provide Crown lands to encourage their best use for agriculture, housing, industry, commerce and recreation.

To ensure that the residents of British Columbia continue to enjoy quality housing.

To continue to manage and develop a quality system of Parks, recreation areas and ecological reserves.

GOALS

To develop and administer a set of policies and programs that are effective in achieving the Ministry's mandate in current economic conditions.

To deliver programs and services to the public with efficiency and a minimum of regulation, in order to stimulate economic growth and encourage private sector opportunities.

To raise public awareness of the Ministry as an effective, responsive, and considerate agency.

EXECUTIVE COMMITTEE

Honourable Jack J. Kempf	Minister
Robert D. Flitton	Deputy Minister
Thomas E. Lee	Assistant Deputy Minister, Lands
Vince Collins	Assistant Deputy Minister, Parks and Outdoor Recreation
Douglas Ausman	Executive Director, Management Services
Robert L. Mitton	Executive Director, Regional Operations
Frank Edgell	Executive Director, Land Services
Ian Leman	General Manager, B.C. Housing Management Commission
Rick Stevens	Director, Public Affairs
Brian Neal	Director, Legal Services

ACTS AND REGULATIONS ADMINISTERED

MAJOR LEGISLATION

Ministry of Lands, Parks and Housing Act

Provides for the organization of the Ministry, the administration of the Crown land resource of the Province, the encouragement of outdoor recreation, the provision of housing, and the enforcement of safety standards on Crown land.

Home Conversion and Leasehold Loan Act

Provides financial assistance to families constructing residences on leasehold property and provides financial assistance to individuals and corporations for conversion of residential, commercial and industrial premises to create new rental housing.

Homeowner Interest Assistance Act

Establishes a program which provides financial assistance to homeowners to reduce the effect of high mortgage interest rates.

Housing Construction (Elderly Citizens) Act

Provides financial assistance to local government and non-profit societies for the construction of low cost rental housing units for elderly citizens of low income.

Home Purchase Assistance Act

Provides loans and grants to assist individuals to purchase homes.

Land Act

Regulates the disposition of Crown land, establishes procedures by which private individuals can acquire public lands, and defines the rights which flow with the transfer of Crown land.

Land Survey Act

Provides for integrated surveys and establishes the framework for land surveys in the Province.

Park Act

Establishes the provincial park system and provides for the control and use of provincial parks.

Park (Regional) Act

Empowers the Province to advise and assist municipalities and regional districts to acquire and develop parks for regional and local needs.

MINOR LEGISLATION

Architect (Landscape) Act
Ecological Reserve Act
Greenbelt Act
Land Settlement and Development (Repeal) Act
Land Surveyors Act
Land (Veterans) Act
Motor Vehicle (All Terrain) Act
Okanagan River Boundaries Settlement Act
Provincial Home Acquisition Act
Soldiers' Land Act
University Endowment Lands Act
West Coast National Park Act

PARKS

Parks and Outdoor Recreation Division (BC Parks)

BC Parks administers the following pieces of legislation:

- *Park Act*
- *Ecological Reserves Act*
- *Park (Regional) Act*
- *Motor Vehicle (All Terrain) Act*
- *River Rafting Regulations and Boating Restriction*
- *Regulations pursuant to the Canada Shipping Act*

BC Parks is divided into two major program areas: System Development/Resource Management and Visitor Services/Park Operations. Together these program areas aim to maintain and improve a quality system of parks and ecological reserves for present and future generations, while at the same time providing efficient park and outdoor recreation services to benefit British Columbians and to attract visitors to our province.

System Development/Resource Management

This program protects and conserves outstanding examples of British Columbia's scenic environment; it protects significant cultural or natural features and aims to conserve representative examples of all 52 of BC's identified natural landscapes. It maintains park facilities, manages private and public uses of park lands and resources, and provides information on the recreational value of lands where major resource development is being considered. This program also aims to establish ecological reserves for research and educational use by scientists and to manage them through a volunteer warden service.

Clients of this program are the present and future generations of British Columbians. Other groups affected by its activities are mining, tourism, forestry, agriculture, and fishing industries.

The River Rafting Regulations and the Boating Restriction Regulations (pursuant to the Canada Shipping Act) are administered by the Parks and Outdoor Recreation Division on behalf of the federal government.

The rafting regulations ensure that river rafting companies and their staff meet certain equipment and operating standards to encourage safer commercial rafting services on B.C.'s rivers. Thirty-four rafting companies were issued permits and 157 boatmen were licensed under these regulations.

The Boating Restriction Regulations are implemented to avoid unsafe boating situations on the waterways of the province. A number of applications for boating restrictions were received and processed with 12 waterways being recommended to the federal government for approval. This will be an addition to the existing 243 restricted waterways.

Fiscal Year Summary

Future park and recreation opportunities will be increased by the following transactions that have taken place this year: valuable waterfront land on Princess Louisa Inlet purchased substantially below market prices through the generosity of the Princess Louisa International Society; Paradise Meadows was purchased and will be added to Strathcona Provincial Park; Porteau Cove exchange finalized with BC Rail; property adjacent to Cottonwood House Historic Park purchased and will be added to the park; a parcel of land donated by Hudson's Bay Company and added to Fort McLeod Historic

Park; and, South Islands Estate Limited donated land to be added to Beaumont Marine Park.

Changes to the Provincial Park System 1985/86 fiscal year:

	Area (Hectares)
New Parks/Recreation Areas	
Wells Gray Recreation Area	284
Simson Park	461
TOTAL	745
Additions to Parks	
Cinnemousun Narrows	3
Wasa Lake	8
Herald	13
Cypress	147
Sun-Oka	6
West Lake	33
Fort McLeod	1
TOTAL	211

Park System as of March 31, 1986

Type	No.	Area (Hectares)
Class A	291	3,019,050
Class B	4	1,229,782
Class C	37	1,157
Recreation Area	32	263,060
Wilderness Conservation Area	1	131,523
TOTAL	365	4,644,572

A report on the provincial park and ecological reserve systems of British Columbia was prepared as a formal submission to the Wilderness Advisory Committee. This document presented the history, objectives and plans for both the park and the ecological reserves systems. In addition, background materials were provided to the committee on specific study areas.

The Recreation Corridors program for trails and waterways was announced and the first system plan of candidate areas was presented to the public. This culminated an intensive process of inter-agency and public review and discussion. Plans for the management of candidate corridors will be prepared by inter-agency teams and with full public consultation. Designation of those portions needing formal protection will be made under existing legislation. In addition to managing specific corridors, BC Parks will encourage, coordinate and assist other agencies and will keep a register of corridors.

Ecological reserves consist primarily of Crown land and are set aside to preserve samples of representative, rare or endangered ecosystems of British Columbia. They offer long-term research and educational opportunities as well as casual, non-consumptive public uses, such as nature photography and bird watching.

During 1985-86 two new reserves at Williams Creek (700 hectares) and Gingielt Creek (2,873 hectares), were created for a total of 115 reserves and 154,490 hectares in the reserve system.

New administrative and technical files were created for 115 reserves, 260 official and 130 unofficial proposals. A resource library was developed and file summaries produced for all reserves and some proposals.

Permits were issued for 31 research projects in ecological reserves; major input was provided for a master thesis on the Ecological Reserve Program, and a Ph.D. thesis on the Robson Bight reserve. Publications produced for public release were: "Robson Bight Ecological Reserve", a two-page pamphlet; "Ecological Reserves in British Columbia", a 232-page manuscript; and "What are Ecological Reserves all about?", a 70-slide presentation and script; and other material.

Phase 1 of a management plan for the Robson Bight Ecological Reserve was completed and new guidelines were developed for the Volunteer Warden Program. A two-day annual general meeting was held for the more than 50 wardens in Vancouver.

The Assistant Deputy Minister approved the following nine master plans: Cape Scott, Dahl

Lake, Adams Lake (not yet a park), Horne Lake Caves, Kwadacha, Muncho Lake, Monkman, Sukunka Falls, and Stone Mountain.

Grants for regional, community or municipal park agencies totalled 502 hectares valued at $4.68 million.

Grants towards facility development projects made to Class C boards totalled $9,635.68.

Three recreation corridors were registered: Roderick Haig-Brown, Bowron Canoe Circuit, and Skagit River; a study of Baden-Powell Trail was completed and eight candidates for study as potential recreation corridors were analysed by the Wilderness Advisory Committee.

Integrated Resource studies received and reviewed 17 industrial project referrals.

Parks and Outdoor Recreation Resource and Ecological Reserve interests were addressed by division planning on four of these project referrals, specifically: Klappan Coal Proposal, Lawyer's Gold Mine Proposal, Al Gold Mine Proposal, and Kutcho Creek Project.

A total of $6.5 million was spent on facility maintenance projects, twice the amount spent in previous years. The extra funds were allocated to ensure facilities were in top condition for Expo 86 visitors.

Approximately $3.5 million was spent on the development of new facilities along the Coquihalla Highway, campground expansions and the construction of visitor centres.

A new Wildlife policy was approved, resulting in a clearer statement on the management of wildlife in provincial parks. Also, Resource Management and Vegetation Management policies were completed.

A total of $472,000 was spent on resource management initiatives this past year.

Forest and vegetation projects included hazard tree removal, control of bark beetle infestations, slash clearing for elk browse, alpine area regeneration and fire fuel reduction.

Fish and wildlife work involved extensive population counts, hunter report evaluations, biophysical studies, creel surveys and procedural reviews.

Continued collections management activities continued in the heritage parks and restoration works progressed in Barkerville and Fort Steele.

Resource management activities this fiscal year included evaluating the fishery capability of selected lakes in six parks; wildlife surveys focussing on sheep, goat, caribou and moose in eight parks; studies of the Painted Turtle habitat at Kikomun Creek Park; monitoring and controlling noxious weeds and forest insects in various parks and improving elk habitat in Strathcona Provincial Park. A two-year biophysical inventory project in Wells Gray Park conducted with the Ministry of

Environment was completed and a similar project in the Purcell Wilderness begun. A study of Grizzly Bear habitat and the potential for conflict with park users was completed in Hamber Park. A $25,000 hydrology study in Horne Lake Caves provided information for future public access and development of the caves.

Forecasts

System Development/Resource Management program will prepare the necessary plans and undertake the studies required to implement the recommendations of the Wilderness Advisory Committee.

It will complete and approve Master Plans for the following provincial parks: Wells Gray, Valhalla, Hamber, Ruckle, Schoen Lake, and will prepare planning studies for, and otherwise assist, the Skagit Commission.

Proposed initiatives for Ecological Reserves during fiscal year 1986/87 include fencing two reserves; completing Phase 2 of the Robson Bight management plan; contributing to a research project at Robson Bight; developing an image bank; publishing a "List of Reports and Publications for Ecological Reserves in British Columbia"; publishing "Ecological Reserves in British Columbia"; developing management plans for three reserves.

System Development/Resource Management will coordinate the Cowichan River Recreation Corridor study and will participate in other similar studies. It will also establish a logo for the recreation corridors program and publish a register of recreation corridors.

Many park facilities installed during the early seventies are now at least 15 years old and require more costly maintenance. The facility mix and distribution will be re-evaluated to ensure the high priority facilities receive adequate maintenance funds.

Visitor Services/Park Operations

This program provides various services and programs, outlined below, to ensure park visitors' stays are both safe and enjoyable. It also vigourously promotes the park system to broaden overall park support and to offset recent declines in park visitation.

The Visitor Services/Park Operations program seeks to serve the public more effectively by employing the private sector, either as volunteers or contractors, to provide park services.

This program also helps regional and community park agencies develop local public parks.

The major clients of the Visitor Services/Park Operations program are park users and outdoor recreationists. Other groups affected by this program include other public park systems, private campgrounds, the hotel/motel industry and boat owners.

Fiscal Year Summary

Visitor Services/Park Operations continued its marketing approach to encourage park visits and general support for the park system. This included a customer satisfaction survey which obtained ratings of visitor services from 5,000 park visitors.

Most respondents indicated a high level of satisfaction and singled out the beautiful natural settings, accessibility, privacy, park cleanliness and helpfulness of staff for their highest accolades.

Respondents also indicated they would like to see more showers, flush toilets, a freeze on campground fees and greater park security. In response, the number of campgrounds with showers was increased to 11, campground fees, with a few exceptions, remained at last year's level and ranger patrols were increased.

Visitor programs better inform park users of the system's many special natural and cultural features. Last year interpretive programs were offered in 40 parks to more than 950,000 people, a 15 per cent increase over 1984. The programs highlighted the theme "100 years of heritage conservation" as BC Park's contribution to the National Parks Centennial celebrations. Contractors provided interpretive programs in 18 of these parks, an expansion of the initiative launched in 1984.

Construction was started on two new Visitor Centres, one at Clearwater for Wells Gray and the other at the Mount Robson Viewpoint. Work also began on new displays for the Manning Visitor Centre and the Newcastle Island Pavilion.

A new audio-visual production highlighting the management of the system was produced in 1985. This will be used in programs celebrating the 75th birthday of B.C. provincial parks in 1986.

A completely revised edition of "Barkerville Provincial Historic Park" was produced during the year. This popular publication is intended to influence tourists to travel to the park.

All regular publications were reformatted incorporating new front and back cover designs and a more readable text layout.

Nearly 1.8 million copies of some 54 different titles were printed and distributed at a cost of $400,000. Additional titles are planned in the future to further enhance public enjoyment of provincial parks and to encourage increased visitation to parks in the northern and eastern regions.

Park System Awareness newspaper articles were produced toward the end of the fiscal year with an emphasis on provincial parks to visit

RESOURCE/PARK USE PERMIT TABLE

Type	81-82	82-83	83-84	84-85	85-86
Private Purposes (cabins, access roads, etc.)	161	158	124	117	195
Public Service (guiding, resorts, etc.)	161	128	136	151	178
Industrial/Commercial Use (pipelines, transmission lines, etc.)	258	265	303	334	362
Provincial or National Public Benefit (scientific research, movies, etc.)	60	72	76	47	15
TOTALS	640	623	639	649	750

during Expo 86 in Vancouver. These articles were distributed throughout British Columbia and to adjacent provinces and states where they received broad coverage in local newspapers.

Private sector involvement in providing park services, either by contract or by volunteers, continued this year. More contracts were let for providing full park services including all park maintenance and campground fee collection, nature interpretation and supplying firewood.

Visitor Services Contracts

	No. of Contracts	Value of Contracts
Total operation of park units (full service)	76	896,000
Provision of specified services (partial service)	112	683,000
Delivery of visitor programs (interpretive)	24	331,000
Supply of firewood	76	386,000
TOTALS	288	2,296,000

Two new concessions were established this year: a boat tour service in Wells Gray Park and a camp based recreational guiding service in Hamber Park.

The five park concessions operate under park use permits which outline the services provided and the percentage of receipts accruing to the government. The yearly gross revenue of these concessions is over $1.6 million. Similar 50-year permits have been issued to private ski operators in Cypress, Manning and Mount Seymour Parks and Manning Park Lodge.

Provincial park volunteers shared their time and knowledge to significantly improve the visitor experience. In 1985, the campground host program was expanded to include more than 30 parks, up from 12 the year before. Host programs have become very popular among volunteers and park visitors. Further expansion of the program is anticipated for 1986.

In other park programs, 650 volunteers contributed 16,159 hours of their time to such varied activities as quilt weaving, demonstrations and nature talks. The number of volunteers involved in this year's programs nearly tripled and the hours contributed were almost double that of 1984.

Attendance increased by just over one million visits in 1985 bringing total recorded use to 15,918,700 visits.

Camping use was down approximately two per cent with recorded camping attendance just under two million recorded visits. Campground revenues increased due to an increase in fees to $10.00 in the parks that provide showers.

Recorded boating use in marine parks increased 12 per cent to more than three thousand visits.

Park security continues as a high priority in the division. Approximately 70,000 hours were ex-

pended providing a safe and secure park system.

The park ranger staff dealt with over 19,000 offences that occurred mainly between April and September of 1985. Nearly 16,000 of these incidents resulted in warnings only. Rangers attended over 8,000 disturbances and evicted 2,200 parties of visitors to maintain peace and quiet.

There was a 10 per cent reduction in thefts from visitors to 391 offences. Damage and theft incidents from provincial parks were both reduced 10 per cent. This is accredited to increased security and security systems.

The lowest total dollar loss from theft and damage to park property was achieved this year. From a recorded high of $128,364 in 1982-83, the dollar loss dropped to $79,844, an improvement of 37 per cent over three years and 20 per cent over last years' $100,768 in losses.

The division supplied administrative and financial support to aid non-profit organizations that promote safety and provide public services. A total of $48,000 was granted to these groups to further their education services, skill development and safety awareness outdoor recreation programs.

GRANTS ISSUED

GRANTEE	AMOUNT	PURPOSE OF GRANT
	$	
B.C. Snow Vehicle	15,000.00	Support of federations safety training and education program.
Outdoor Recreation Council of B.C.	5,000.00	Assist in the printing of outdoor recreation safety brochures.
Canadian Red Cross Society	6,000.00	Support Red Cross Society Societys' Safety, Training and Education program.
Newcastle Island Pavilion	17,000.00	Assistance for the operation of the Newcastle Island Pavilion.
Bulkley Valley Cross Country Ski Club	1,500.00	Purchase of trail grooming equipment.
Selkirk College Student Council	500.00	Self-guiding nature trail and brochure for Syringa Creek Park.
West Kootenay Rescue Group	1,000.00	Purchase of rescue equipment for use in Provincial Park and West Kootenay communities.
Wells Gray Outdoor Club	750.00	To purchase material to construct a trail groomer for use in Wells Gray Park.
Prince George Orienteering Club	150.00	Assistance in production and printing of brochure for use at Crooked River Provincial Park.
Comox Mountaineering Club	978.50	For purchase of equipment to construct emergency access trail in Strathcona Provincial Park.
TOTAL	$47,928.50	

PARKS

RESOURCES USED AND TRENDS

(1985-86 FTE and Operational Expenditures — Office Breakdown)

Office	FTEs Man Years	Operational Expenditures
		$
Headquarters Victoria	64	6,060,000
South Coast Regional Office	16	945,000
Strathcona District	50	1,675,000
Malahat District	35	1,236,000
Fraser Valley District	88	3,047,000
Garibaldi/Sunshine Coast District	34	1,195,000
Southern Interior Regional Office	17	682,000
Thompson River District	37	1,702,000
Okanagan District	24	1,034,000
West Kootenay District	25	954,000
East Kootenay District	23	938,000
Fort Steele Historic Park	21	913,000
Northern Regional Office	14	799,000
Skeena District	19	903,000
Cariboo District	20	800,000
Prince George District	21	872,000
Peace-Liard District	17	713,000
Barkerville Historic Park	23	844,000
	548	25,312,000

PARKS

PARK MANAGEMENT — YEARLY COMPARISON

	1981/82	1982/83	1983/84	1984/85	1985/86
[1]**Visitation:**					
Campground Use	2,437,973	2,289,853	2,145,111	2,002,704	1,963,830
Day Use	13,613,870	13,042,603	12,841,189	12,553,420	13,653,767
Boating Use	198,563	241,190	257,773	268,656	301,103
TOTAL VISITATION	16,250,406	15,573,646	15,244,073	14,824,780	15,918,700
Revenue (000$):					
Campground	2,490	2,837	2,821	3,491	3,427
Park Use Permits and Concessions	267	217	185	133	169
TOTAL	2,757	3,054	3,006	3,624	3,596
[2]**Expenditures (000$):**					
Capital	5,075	2,609	3,493	4,143	10,170
Land Acquisition	294	194	128	110	169
Operations	22,029	24,191	22,179	23,386	25,312
TOTAL	27,398	26,994	25,800	27,639	35,651
[3]Adjusted Operation	27,659	27,408	23,820	24,134	25,312
[3]Adjusted Total	34,302	30,584	27,709	28,523	35,651
Staffing (Man Years):					
Yearly	390	388	353	288	295
Seasonal	374	378	269	269	253
TOTAL	764	766	690	557	548
Resource Management Indicators					
Park area per resident	1.63	1.63	1.61	1.60	1.60
[4]Park investment/resident (adjusted)	12.41	10.91	9.75	9.89	12.29
Imp. landscapes represented	29/52	30/52	31/52	31/52	31/52
Imp. Mortgage plans completed	17/70	19/70	22/70	24/70	33/70
Visitor Services Indicators					
Visitors per staff man year	21,270	20,331	22,093	26,615	29,049
Operation cost/visitor (adjusted)	1.70	1.76	1.56	1.63	1.59
[5]Campsite occupancy	73	68	63	56	54
Campground revenue per campsite ($)	238	269	265	312	303

[1] Visitation is for calendar year ending in fiscal year period.
[2] Expenditures at end of fiscal period that are subject to minor changes for public accounts.
[3] Expenditures adjusted for inflation to September 1985 dollars.
[4] Total expenditures divided by B.C. population projections (populations from Corpus Almanac and Canadian Source Book, Volume 1, page 5-3).
[5] Camper party nights divided by campsites.

PARKS

Forecasts

Increased authority and training for Special Park Rangers is expected for the next fiscal year in an effort to continue the improving trend in safety and security undertaken for Expo 86.

A slight overall increase in park attendance is expected during 1986. Camping use is expected to increase by 15 per cent.

Management

Parks in the lower mainland and on routes to Expo 86 will be opened earlier in the season to accommodate increased park use due to Expo 86.

In 1986/87 special events and promotions are planned to celebrate the "75th Birthday" of BC Provincial Parks.

Management services will continue to be contracted to private sector where cost effective.

Satisfaction surveys will continue to evaluate users' opinions regarding services provided by BC Parks.

HOUSING

HOME MORTGAGE BRANCH

Home Mortgage Branch administers the following four statutes:

- *Provincial Home Acquisition Act*
- *Home Purchase Assistance Act*
- *Home Conversion and Leasehold Act*
- *Homeowner Interest Assistance Act*

The Home Mortgage Branch administers three major programs aimed at making housing more available to all British Columbians.

B.C. Second Mortgage Program

The B.C. Second Mortgage Program enables most applicants to acquire a home they could not otherwise afford. The program also provides clients with the social benefits which accrue from homeownership and stimulates the labour-intensive home construction market.

Typically, a first mortgage company finances no more than 75 per cent of the value of the property, requiring a 25 per cent down payment from the home buyer. The B.C. Second Mortgage Program, available since 1969, provides the home purchaser with up to 95 per cent additional financing, so that his down payment can be as little as five per cent.

The B.C. Second Mortgage Program is administered under authority of the *Home Purchase Assistance Act,* introduced in June 1976.

Clients of this program, including many first-time homebuyers, have limited financial resources to apply to their purchase of a moderately priced single family dwelling, condominium or mobile home. To ensure the Second Mortgage Program benefits those who need it most, the Minister has defined moderately priced homes as those costing $85,000 or less. This limit is tied to market prices and is set at a level which ensures a significant proportion of homes for sale in every community falls within the limit.

Although the Second Mortgage Program is not available to commercial builders, they receive indirect benefits from the program which provides a source of funding to their prospective new home clients. As such, the program acts as an economic stimulus and encourages commercial builders to build moderately priced homes.

Fiscal Year Summary

During fiscal 1985-86, 6,735 B.C. Second Mortgage applications were processed and $61 million worth of second mortgages advanced to clients. This is a significant increase over the last fiscal year when 4,286 applications were processed and $39 million advanced, an increase due, at least in part, to favourable home prices and interest rates.

During the year, this program spent $2.5 million in administration costs and total FTE'S were 42. In addition, $3.9 million was written off in bad debts on total loan receivables of $218.6 million.

Forecasts

The past two years have seen a trend toward lower and more stable interest rates which has boosted the confidence of both the homebuying public and commercial builders; as a result, real estate transactions have increased in volume. This growth is expected to continue as long as interest rates and house prices remain favourable.

Management

During the year, design and development of the Home Mortgage System was a high management priority. This new computer system man-

ages the mortgage accounts of the branch and provides faster and more efficient application approval, better accounting control, more comprehensive reporting, and immediate response to public inquiries. The system is being developed in cooperation with the Comptroller General to ensure government accounting procedures are adhered to and that adequate financial controls are in place. The system will be implemented in September, 1986.

In exchange for Treasury Board approval of the Home Mortgage System, the Home Mortgage Branch has reduced its staff by 10 FTE's.

In July 1985, the B.C. Second Mortgage Program and the B.C. Home Program (see below) were consolidated under the single management of the Home Mortgage Branch, thus eliminating considerable duplication of work. Staff production and performance measures were also introduced at that time.

B.C. Home Program

The B.C. Home Program was introduced in October 1982, when interest rates climbed to an all-time high and many homeowners were unable to meet their greatly increased monthly mortgage payment. The Home Mortgage Branch, under the authority of the *Homeowner Interest Assistance Act,* helped by lending monthly cash benefits to homeowners whose mortgage interest rate was greater than 12 per cent.

Payments were based on the first $60,000 of mortgage financing and were calculated on that portion of interest between 12 per cent and 18 per cent.

Benefits were paid out from October 1982 to September 30, 1985 and remained interest-free until September 30, 1986 when the full loan balance became repayable.

However, in February 1986 several incentives were offered to borrowers who repaid their loans ahead of schedule. Borrowers who repaid their loans before April 30, 1986 received a 10 per cent discount, and before June 30 a five per cent discount. Additionally, 1–5 year terms for repaying a loan by monthly installments were offered at 11.5 per cent interest starting October 1, 1986.

Those who are unable to repay under any of the above provisions will negotiate individual agreements, subject to annual review, which reflect their ability to repay.

Clients of the B.C. Home Program represent a cross-section of British Columbians since anyone with a mortgage interest rate greater than 12 per cent could apply.

Fiscal year's activities

The B.C. Home Program was effective in meeting its goals, in that peak client activity coincided with the period of extraordinarily high mortgage interest rates. At the end of the payment period in September 1985 only 7,270 clients were receiving payments compared to the peak of 46,000 in March 1983.

During fiscal 1985-86, $4.1 million was paid to 8,500 recipients and $10.4 million was recovered in repayments.

Since the inception of the program, $102 million has been paid to 55,000 recipients and $27.2 million has been recovered in repayments.

During fiscal 1985-86, this program spent $676,000 in administrative costs and total FTE's employed were 22.

A total of $816,000 was written off in bad debts from a total of $80.6 million loan receivables.

Repayment recoveries to February 1986 were almost exclusively the result of selling the home. The discount incentives for repayments prior to June 30, 1986 recovered close to $36 million.

The B.C. Home Program was a short term program; by the end of fiscal 1983-84, it had achieved its desired effect of maintaining affordable mortgages. By then, interest rates had dropped substantially and many clients refinanced their homes at lower rates and no longer required assistance.

Forecast

During the next five years the thrust of program activity will be towards collection of outstanding loans. As outstanding loans are interest-free until September 30, 1986, a high volume of repayments is expected at that time. After that, the balance of accounts will be repaid by monthly installments under the terms of a personal repayment agreement between the ministry and the client.

If mortgage interest rates again present hardships to British Columbia homeowners and if government decides it will again provide assistance, the Home Mortgage Branch can respond quickly to reinstate the B.C. Home Program.

Management

The Home Mortgage System will also administer B.C. Home Program accounts remaining unpaid as of October 1, 1986. This system will calculate interest, electronically transfer funds and debit clients' bank accounts with the required payment.

Conversion Mortgage Loan Program

The program is designed to make more effective use of existing buildings, particularly residential, commercial and industrial properties in the downtown cores of larger urban centres, by providing mortgage funds to create rental housing units in these buildings. The level of approved funding is determined by the amount required to cover proposed conversion costs to a maximum of $25,000 per unit, estimated value of the project after conversion, and the amount of the owner's equity. This program is administered under authority of the *Home Conversion and Leasehold Loan Act,* introduced in July 1974.

Clients of this program are building owners who can prove to the Branch that a conversion proposal is viable and sound.

Fiscal year's activities

This ongoing program achieves the objectives of provincial and municipal governments to stimulate downtown revitalization and to help ensure a mix of commercial and residential development.

During 1985-86, five Conversion Mortgage Loans totalling $763,000 were approved, creating 35 new rental housing units. The previous year, 11 loans totalling $284,200 were approved, creating 16 new rental units.

Administration costs and FTE's are included in the B.C. Second Mortgage Program. Between two per cent and four per cent of total Branch resources are applied to this program. The ministry's Project and Acquisition Services Branch examines the plans of the proposed conversion project, evaluates the property appraisal and provides a report with recommendations to the Home Mortgage Branch prior to any approval.

During the current fiscal year, $319,236 was written off in bad debts on total loan receivables of $6.2 million.

Forecast

Applications for funding under this program are expected to increase over the next several years due to anticipated lower residential vacancy rates and a less stringent building code applied to conversion projects. In the past, conversion projects had to conform to "new building" standards and the costs involved often prevented the project from being economically viable.

Management

With the easing of building code standards, program managers can now investigate new approaches to ensure greater awareness of the program and its effectiveness in providing new residential rental accommodation in urban areas.

BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

The British Columbia Housing Management Commission manages provincial and federal-provincial housing and property on behalf of the Ministry of Lands, Parks and Housing. It is an

agency of the provincial government and is authorized by the *Ministry of Lands, Parks and Housing Act* (s. 10) and by Order in Council 2388/78. It administers rent supplement programs, allocates and delivers new social housing, and develops provincial social housing policy. BCHMC seeks to effectively manage existing housing stocks, to deliver new stock and to assist only those in need.

British Columbia governments have long been committed to assisting people unable to provide for their own basic necessities. BCHMC provides adequate and affordable housing to those without the necessary financial resources and to those with special design requirements not provided by the private sector.

In addition, under the Canadian constitution, housing falls within provincial jurisdiction. As such, the federal government has been divesting its responsibilities onto the provinces; in 1986 the provincial housing role was expanded to include the delivery of all federal-provincial cost-shared social housing.

Although BCHMC administers no specific provincial legislation, it spends money authorized under the *National Housing Act* and the *Ministry of Lands, Parks and Housing Act.*

BCHMC's major client group is its tenants who live in non-profit housing or who receive rent supplements. An estimated 86,000 households in British Columbia currently experience significant housing problems. The national definition of this problem is known as core need and includes those who must spend more than 30 per cent of their income to obtain suitable and adequate shelter, and those who spend less but would have to spend more than 30 per cent to be adequately housed. Many handicapped people also have difficulty finding housing adequate for their needs.

Companies affected by BCHMC include architects, engineers, developers, building trades contractors, landscapers and various types of consultants.

BCHMC also impacts organizations such as non-profit sponsoring societies, social service agencies, client advocacy groups and industry organizations.

Fiscal Year Summary

In 1986, BCHMC managed 7,663 units in 108 developments throughout the province. It administered rent supplement agreements for 12,868 additional units, although only 5,018 households actually received rent supplements. The remaining households were able to afford the full recovery cost of their housing without subsidy and generally lived in older housing.

The Commission's major capital maintenance program spent $4.5 million on eight sites, improving 1,627 building units. On other sites, smaller renovation projects costing $2.6 million were completed.

In 1985, the mandate of the Commission was expanded to include development, delivery and administration of all provincially-led social housing programs as well as the development of social housing policy. As a result two new branches, Social Housing and Technical Services, were added to the existing three branches within the Commission.

The net costs of the Commission's activity are shown in the following table:

Activity	Total Cost	Provincial Share
Public housing	$	$
Section 40	15,151,317	3,771,035
Section 44	7,207,978	3,589,070
Rent Supplements	8,097,971	3,970,872
Provincial Programs	1,016,340	1,016,340
Total	31,473,606	12,347,317

The numbers of staff at March 31, 1986 were:

Managers	36
Office Staff	80
Maintenance Staff	111
Glenshiel Staff*	18
Total	245

* The Glenshiel is a hotel which provides room and board to senior citizens on a break-even basis.

HOUSING

The distribution of staff by major function was as follows:

Housing Operations	163
Social Housing (Rent Supplements)	7
Social Housing (programs, policy, and allocation)	17
Administrative support services	40
The Glenshiel Hotel	18

Forecast

Economic conditions are the key factors involved in forecasting the number of clients dependent upon BCHMC for help in obtaining shelter and in forecasting the health of the housing industry. In an improving economic climate, fewer households will be in core housing need and more housing will be provided by the market. A fairly stable level of need is expected over the next several years, a level which is expected to gradually subside as new social housing becomes available.

The design of the social housing delivery programs allows a flexible response to market conditions. If an adequate supply of market housing is available, social housing can be delivered through rent supplements to existing units, and if there is a shortage of social housing units, new units can be created.

Management

In the administration of existing properties, Phase II of the Energy Conservation program was completed on eight projects resulting in substantially reduced energy costs.

Office automation continued in 1986. A staff payroll banking system was implemented and microcomputers were installed in the social housing branch. Production and storage costs of reports were reduced by computer output microfiches. A new program to centralize and standardize records and information services was also implemented.

A new approach to providing social housing was adopted when the federal-provincial agreements were implemented. The main goals of this new approach are to help only those in core need, and to help in the most efficient way possible by providing housing in coordination with the private market rather than competing with it.

LANDS

In the fiscal year 1985/86, BC Lands division embarked on a client-oriented approach in its administration of Crown land, which has led to not only a new attitude on the part of the division and its staff, but also to a more efficient interaction between the division and private industry. BC Land is committed to providing economic, environmental and social benefits to British Columbians. This can be best achieved by providing reasonably priced Crown land for new industrial, commercial and settlement activities.

BC Lands is headed by an Assistant Deputy Minister and is divided into, Land Services and Regional Operations, each headed by an Executive Director.

Regional Operations delivers ministry programs in eight regions across the province: Lower Mainland, Vancouver Island, Omineca, Peace, Skeena, Thompson-Okanagan, Cariboo, Kootenay. Each regional office is managed by a regional director.

Land Services consists of Land Policy Branch, Acquisition and Project Services Branch, and Surveys and Lands Branch, each the responsibility of a branch director. As well, the University Endowment Lands and its manager are also a component of Land Services.

BC Lands administers eight major statutes, as follows:

- *Land Act*
- *Greenbelt Act*
- *Ministry of Lands, Parks and Housing Act*
- *Land (Veterans) Act*
- *Land Survey Act*
- *Land Surveyors Act*
- *Soldiers' Land Act*
- *University Endowment Land Act*

Six additional statutes that affect the division are:

- *Canada Shipping Act*
- *Coal Act*
- *Land Title Act*
- *Mineral Act*
- *Petroleum and Natural Gas Act*
- *Condominium Act*

BC Lands allocates and administers public lands to serve public, commercial, and industrial clients in the best interests of all British Columbians.

Surveys and Lands Branch determines and manages provincial standards for cadastral survey, and develops and maintains a registry information system for Crown land.

Land Policy Branch develops, evaluates and disseminates information on Crown land policies and programs.

Acquisition and Project Services Branch acquires and exchanges land for public purposes, develops and administers land appraisal and marketing policy and maintains an inventory system for marketing Crown land parcels.

University Endowment Lands administration maintains all services associated with the endowment lands surrounding the University of British Columbia.

Regional Operations implements the division's Crown land disposition and reservation programs. These programs are based primarily on two pieces of legislation: *Ministry of Lands, Parks and Housing Act*, and *Land Act*.

BC Lands programs and policies affect a wide range of individuals, companies, government agencies, organizations and interest groups.

LANDS

Nearly 30 per cent of Land Services' clients are industrial and commercial tenure holders; another 30 per cent are provincial and federal government agencies. Individuals and families with residential and recreational lot tenures comprise 25 per cent of the clientele, while 10 per cent are corporations and families involved in farming or ranging. The remaining 5 per cent of clients consists of local government and community groups.

Major 1985/86 client groups included: B.C. Cattlemen's Association, B.C. Heliski Operator's Association, B.C. Interior Fish Camp Operators Association, Canada West Ski Areas Association, Council of Forest Industries, B.C. Assessment Authority, B.C. Development Corporation, BC Hydro, BC Rail, Mariculture Association of B.C., B.C. Oyster Growers Association, B.C. Telephone Company, B.C. Wildlife Federation, Canadian Petroleum Association, CBC, BC Place, B.C. Guide Outfitters Association, CP Rail, CN Rail, Public Works Canada, Vancouver Island Marina Operators Association, B.C. Outdoor Recreation Council, several local government councils and many federal and provincial government agencies and Crown corporations.

Fiscal Year Summary

Land Services maintained and improved its program formulation, review and delivery functions while making organizational improvements.

Land Policy Branch rental rates for 16 selected industrial, commercial and residential programs were reduced from the higher to lower half of the market range. This freed approximately $1.5 million of land rent for use elsewhere in the economy.

A major policy review and simplification for utilities, agriculture, aquaculture, alpine skiing and mechanized ski guiding was conducted to relieve specific hardships and to keep pace with changing conditions. Fourteen other land administration policies were reviewed and amended with similar effects.

The Ministry of Lands, Parks and Housing is committed to improving and streamlining its relationships with agencies and other ministries. As part of that ongoing commitment, four inter-agency agreements on Crown land administration were revised and ratified. A survey of client satisfaction with ministry procedures and services was taken to develop strategies to improve delivery of services.

As well, Lands Policy Branch devised a marketing strategy based upon improved communication with clients regarding products and services of the ministry. A highlight of that strategy was to publish a land information base, *BC Land Statistics*.

The branch assisted with 14 Land Application Review cases to ensure ministry clients received a full hearing of their applications for land tenure. It also evaluated 27 industrial projects and made recommendations to client ministries concerning suitability of land use, land use conflicts and ministerial jurisdiction.

The branch evaluated 10 provincial forest proposals and made recommendations concerning the forest boundaries.

Acquisition and Project Services: Acting on behalf of Parks Canada, the Acquisition and Project Services Branch made significant progress towards agreement with MacMillan Bloedel to exchange lands for Pacific Rim National Park. The branch is also negotiating land exchanges with several other forest companies to help complete land acquisition for the 34,938 hectare park. The area acquired for the park thus far totals 16,275 hectares.

Another ongoing park project, the West Coast Trail, moved nearer completion with the acquisition of seven land parcels totalling 82 hectares. When completed, the project will cover 21,203 hectares.

All 52 municipal land development and servicing agreements were reviewed respecting loan repayment policy. Many municipalities had acquired Crown land for development but were unable to resell it, causing unreasonable debt loads in some cases. The branch prepared a submission to Treasury Board based upon its evaluation of municipal debt.

LANDS

The branch enhanced its marketing capabilities by using the private sector's Multiple Listing Service to sell Crown land. It also completed a Land Inventory System and designed a Crown Land Marketing Catalogue.

The branch assisted in various privatization projects including: UEL golf course, Somerset-Pitt Meadows residential property, Ocean Falls, Riverview Heights Phase II, and David Thompson University. The branch assembles land packages and does the technical work necessary to dispose of these properties.

Surveys and Lands Branch provides technical support to the regional offices when they lack time or resources and regulates the quantity and quality of land surveys.

In this fiscal year, the branch approved 1,084 survey plans as part of its statutory authority and issued 802 sets of survey instructions to private surveyors who conducted Crown land surveys; it resolved 61 accretion and natural boundary adjustments and conducted eight surveys, confirmed others, and resolved trespass violations.

To improve service delivery, Surveys and Lands instituted the Crown Land Registry Information System, automated the Survey Plan Index and 482 ministry reference maps and implemented the new Tenure Administration System.

Surveys and Lands completed 655 Crown grants (including 96 free Crown grants) affecting 19,510 hectares, microfilmed 8,000 obsolete files and provided 73 land status reports at regional request.

University Endowment Lands: Ministry of Lands, Parks and Housing is responsible to provide University Endowment Lands residents a standard of service consistent with services offered in the adjacent City of Vancouver and other neighbouring municipalities.

The ministry, under the direction of Executive Director, Land Services, administers the UEL golf course lease, including course improvements and the construction of a new clubhouse by the lessee.

In addition, it also contracted Phase II of University Village redevelopment study, converted the community recreation centre to a parking lot, issued $800,000 to replace residential street lighting system, acquired a surplus ambulance for use as hazardous material transport and emergency response vehicle, and maintained and upgraded buildings including the old fire hall and the administration building.

BC Lands Staff and Financial Resources 1985–86

Organization	Staffing Levels	Salaries	Operating Costs
Land Services	(FTE)	($)	($)
Land Policy Branch	25.28	790,780	259,964
Acquisition and Project Services Branch	21.35	563,288	91,169
Surveys and Lands Branch	103.93	2,625,855	254,079
University Endowment Lands (including golf course operation)	88.00	3,038,480	1,281,775
Regional Operations	216.00	6,199,201	2,204,074
LANDS DIVISION TOTALS	454.56	13,217,604	4,090,721

Regional Operations continued its focus on Crown land program delivery, which includes disposing of land by application and by public competition, as well as reserving and transferring administration of lands to other agencies.

Regional offices were reorganized in 1985-86 to emphasize marketing and client services and reduce the emphasis on regulatory planning.

New land dispositions rose, to 2,212, a seven per cent increase over the previous three-year

average. The value of dispositions fell by three per cent from the previous three-year average, to $35 million, and the total area of new dispositions was reduced by 35 per cent to 29,978.

These figures reflect changing economic conditions in British Columbia. A comparison between new dispositions and the existing tenure portfolio, shows a trend towards increasingly diversified land dispositions. Grazing, extensive agriculture, and recreational cottage lot dispositions declined in relation to total dispositions, but the proportion of dispositions in most other programs increased significantly. This trend is in keeping with efforts by the ministry to make Crown land attractive to a variety of users. Although the average size of dispositions decreased, the value per hectare increased by 50 per cent over the previous three-year average, reflecting differences in the types of land disposed of.

Crown Land Disposition Trends

Year	Number	Value	Area	Value Per Disp.	Value Per ha	Average Disp. Size
		$	(ha)	$	$	(ha)
1982-83	2,160	39,957,638	44,770	18,499	892	21 ha
1983-84	1,836	39,812,096	46,523	21,684	856	25 ha
1984-85	2,232	28,456,638	47,616	12,749	598	21 ha
3-Year Average	2,076	36,075,457	46,305	17,377	779	22 ha
1985-86	2,212	35,063,736	29,978	15,852	1,170	14 ha
% Change	+6.6%	−2.8%	−35%	−8.8%	+50%	−36%

In terms of area, the commercial program received the largest disposition of Crown land at 10,628 hectares. It generated $4.5 million, of which $3.3 million came from the Lower Mainland region.

Residential dispositions increased by 46 per cent with a corresponding area increase of 33 hectares and a value increase of $4.3 million.

The number of aquatic dispositions continued to increase, primarily due to the accelerated interest in aquaculture.

Reserves and designations remained a major area of activity both in terms of dispositions and administration of Crown land. This use reflects efforts of the ministry to serve agencies with a continuing interest in the potential uses of Crown land.

The number of transactions in the administration of existing tenures increased five per cent from the previous fiscal year, to 7,329. Review of reserves and designations continued to be the largest transaction area, followed closely by recreational cottage lots. These two programs together account for 55 per cent of the portfolio of Crown land tenures.

FORECASTS

Demand for Crown land is expected to remain at, or increase slightly above, current levels in the coming fiscal year. With the steady improvement in the B.C. economy, the number of commercial and industrial tenures will likely increase. The biggest increase in new tenures is expected to be in the aquaculture program as a result of the accelerated approval process and the availability of government financial assistance.

Anticipating high demand for aquaculture tenure, BC Lands has initiated planning projects in controversial areas to better identify Crown land opportunities for this new industry.

A major review of legislation and policy in the next fiscal year will attempt to offset problems

encountered by clients trying to meet the ministry's third party liability insurance requirements.

A number of measures will be taken to further the ministry's client-oriented approach. To better acquaint potential BC Lands clients with services offered, a series of client seminars is planned for individual regions. For ministry staff, a series of seminars to acquaint them with the financial and bureaucratic climate experienced by small business clients will be conducted. These seminars are expected to produce a more responsive division, more efficient procedures and greater public use of Lands Division services in 1986/87.

MANAGEMENT

In 1985-86 BC Lands made a major policy shift that will significantly improve its overall effectiveness for years to come by adopting an entrepreneurial approach to its organization and functions. This change resulted in improved Crown land disposition methods and privatization of the land development function. The quality of the workplace and of division employees also benefitted through improved training and greater job satisfaction.

Several specific improvements in processing applications and in responding to the public were identified as a result of a client survey taken to determine degree of satisfaction with Lands Division services. The division also designed a public information package to provide a wider range of general information on ministry programs to prospective applicants and the general public.

To further improve staff productivity, the division began its "Search for Excellence" program from which a number of recommendations to improve the workplace were made. This program was reinforced by a more intensified training and career development program for both managers and other employees.

A computerized Land Inventory System (L.I.S.), which records all available titled and appraised Crown land parcels, as well as lands with development potential, was introduced as a way to improve Crown land marketing. A Crown Land Marketing Catalogue, to be published semi-annually, will provide the real estate industry and the general public with descriptions and prices of Crown land parcels. (The division continues to rely on real estate agencies and the Multiple Listing Service to assist in marketing Crown land.)

Regional Operations has converted its records system to the automated Tenure Administration System (T.A.S.), which greatly improves administrative capabilities within regional offices, including processing applications and rental notice billing.

The division began the process of removing itself from its land development role by reviewing and changing its develop- ment and servicing agreements with local governments. It expanded the use of private sector fee appraisers, land surveyors and real estate agents in marketing Crown lands.

Along with the reorganization of the division under one Assistant Deputy Minister, these management and policy changes are meeting the ministry's objective to use Crown land administration as a stimulus to economic development and diversification.

LANDS

Major Effects — Regional Operations — 1985–86

CROWN LAND ACTIVITY
APRIL 1, 1985 TO MARCH 31, 1986

	NEW CROWN LAND DISPOSITIONS			CROWN LAND ADMINISTRATION	
	NO. OF DISPOSITIONS	TOTAL AREA (HECTARES)	TOTAL VALUE $	NO. OF TRANSACTIONS	TOTAL AREA (HECTARES)
LAND					
Grazing	20	585	555,168	518	78,570.6
Agriculture — Extensive	108	8,953.4	3,959,982	1,402	126,240
Agriculture — Intensive	33	253.8	316,202	41	308.7
Recreational Cottage Lot	99	241.6	1,330,130	992	632
Industrial	35	539.3	5,900,825	92	3,454.2
Commercial	88	10,628.2	4,495,897	445	2,556.3
Community Organizations	40	266.6	1,054,100	52	390.5
Quarry Materials	70	1,199	969,100	108	14,500.5
Institutional	76	724.1	2,862,229	115	1,038.2
Local Parks	26	1,166.6	2,885,500		
Transmission, Utilities and Easements	522	1,032.5	328,200	503	1,502.6
Accretions and Boundary Adjustment	25	313.8	250,000		
Miscellaneous	73	1,097.8	265,620	163	193
Residential	190	168.8	5,339,746	551	422.4
Reserves and Designations	394	0	0	1,705	75
TOTAL LAND:	1,799	27,170.5	30,512,769	6,687	229,884
AQUATIC LAND					
Floating Communities	0	0	0	0	0
Floating Cabins	2	.1	2,000	3	6
Private Moorage	127	25.4	480,965	68	22.2
Industrial	31	1.4	476,434	55	664.5
Commercial	45	455.5	1,386,477	126	254.8
Log Handling	53	536.9	1,088,436	182	3,908.9
Aquaculture	74	646.2	428,268	82	4,099.4
Miscellaneous	43	1,131.4	688,387	29	12.3
Reserves and Designations	38	11		97	5,100
TOTAL AQUATIC LAND:	413	2,807.9	4,550,967	642	14,068.1
GRAND TOTAL:	2,212	29,978.4	35,063,736	7,329	243,952.1

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